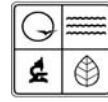


Neosho Historic Office Building

201 North Washington Street, Neosho



Missouri
Department of
Natural Resources

BACKGROUND

This four-story, 35,500 square foot building, was built in 1898 and housed Haas Wholesale Grocery. It was used in this manner until about 1990, when it was mostly vacated, except for a portion of the first floor occupied by a bus repair business. The new owner of the property desired to clean up and renovate the building for office use.



CONTAMINANTS

The Haas Warehouse contained asbestos and lead-based paint.



ASSISTANCE

Prost Builders, the owner and developer of the property, received \$300,000 in Brownfields State Tax Credits for remediation of the building. In addition, they received \$1,255,315 in State Historic Preservation Tax Credits and \$1,004,252 in Federal Historic Tax Credits. The City of Neosho granted 10 years of full tax abatement and an additional 5 years of 50 percent abatement.

PROTECTION

The asbestos and most of the lead-based paint were removed. Paint that could not be removed was encapsulated (sealed) and painted over. A monitoring contract is in place to ensure the paint does not become exposed over time.

INVESTMENT AND RESULTS

Total cost of renovation was \$5,320,000. 53 new jobs were anticipated to be created.

TIMELINE

Application Received: 20 June 2002
RAP Approved: 31 December 2002
Completion Certificate: 21 June 2004

REDEVELOPMENT SUMMARY

Missouri Departments of Social Services, Division of Family Services and Health and Senior Services have a lease until 2013 on 13,524 square feet in the Neosho Historic Office Building at a cost of \$9.24 per square foot, for a total of \$124,962. Another tenant in the building is McFarland Cascade sales office. The McFarland Cascade company is a maker of outdoor decking products. Additional space is currently available for lease to private tenants.

